



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

CENTRAL ELEMENTARY SCHOOL AND WILSON MIDDLE SCHOOL

REDEVELOPMENT PROJECT

September 18, 2015

The San Diego Unified School District (district) is the lead agency requesting input regarding the preparation of an Environmental Impact Report (EIR) for the proposed Central Elementary School and Wilson Middle School Redevelopment Project, a project pursuant to the California Environmental Quality Act (CEQA). The purpose of this notice of preparation is to solicit input on the scope and content of the draft EIR for the proposed project.

Project Title: Central Elementary School and Wilson Middle School Redevelopment Project

Project Applicant: San Diego Unified School District

Project Description: The district proposes to demolish and rebuild Wilson Middle School, and relocate Central Elementary School onto the existing Wilson site within the City Heights community of the City of San Diego.

The new Wilson Middle School would consist of the following classrooms: seven science, 19 general purpose, two small group, three special education, as well as six for visual and performing arts. The school would have the capacity for four more classrooms in the future, i.e., two science labs and two general purpose. The new school would also have facilities for the administration, health center, media center, food service, maintenance/support spaces; physical education (P.E.); P.E. play field and courts, an arts center (music, art, exploratory labs, media); and a performing arts center to be shared with the community.

The new Central Elementary School would consist of 28 general purpose classrooms, 11 pre-kindergarten/kindergarten classrooms and four special education classrooms. The new school would also include facilities for the administration, health center, community clinic, media center, daycare, food service, maintenance/support areas and P.E. play courts. In addition, it would have a multipurpose building.

Parking would be necessary for the project. An underground parking structure is considered to meet the parking demands.

Project Location: The proposed project site is located within the City Heights Community of the City of San Diego, California, at current site of Wilson Middle School, 3838 Orange Avenue, San Diego, CA 92105

Probable Environmental Effects: The district has determined that an EIR will be prepared for the proposed project through the preparation of an initial study (CEQA Guidelines §15063[a]). As a result, the probable environmental impacts that will be analyzed as part of the EIR include air quality and greenhouse gas, cultural resources, noise and traffic.

Pursuant to CEQA Guidelines Section 15082(b), your comments regarding the scope and content of the environmental analysis must be submitted no later than 30 days after receipt of this notice. The public review period is from Sept. 18, 2015, until Oct. 19, 2015. Please send your comments no later than Oct. 19, 2015, directly to:

Aaron Brownwood, Project Manager
ICF International
525 B Street, Suite 1700
San Diego, CA 92101
or via email to: aaron.brownwood@icfi.com

The district will also hold a public scoping meeting at 6:30 p.m. Monday, Sept. 28, 2015, at Central Elementary School's multipurpose room, 4063 Polk Ave, San Diego 92105. The public meeting will provide an opportunity to disseminate information, identify issues, and to discuss the scope of review to be included in the EIR. For more project information, contact Kathryn Ferrell, environmental coordinator/project manager, 858-627-7298.



**AVISO DE PREPARACIÓN DE UN REPORTE DE IMPACTO AMBIENTAL PARA
EL PROYECTO DE RECONSTRUCCIÓN DE LA ESCUELA PRIMARIA CENTRAL
Y LA ESCUELA INTERMEDIA WILSON**

18 de septiembre de 2015

El Distrito Escolar Unificado de San Diego (el distrito) es la agencia líder que solicita comentarios referentes a la preparación de un Reporte de Impacto Ambiental (EIR) para el propuesto proyecto de reconstrucción de la Escuela Primaria Central y la Escuela Intermedia Wilson, un proyecto de conformidad con el Decreto de Calidad Ambiental de California (CEQA). El propósito de este aviso de preparación es solicitar comentarios sobre el alcance y contenido del borrador del EIR para el proyecto propuesto.

Título del Proyecto: Proyecto de Reconstrucción para la Escuela Primaria Central y la Escuela Intermedia Wilson

Quién Solicita el Proyecto: El Distrito Escolar Unificado de San Diego

Descripción del Proyecto: El distrito propone demoler y reconstruir la Escuela Intermedia Wilson y reubicar la Escuela Primaria Central en el sitio existente de la Escuela Wilson dentro de la comunidad de City Heights en la Ciudad de San Diego.

En la nueva Escuela Intermedia Wilson habría las siguientes aulas: siete de ciencias, 19 para fines generales, dos para grupos pequeños, tres para educación especial, así como seis para artes visuales e interpretativas. La escuela tendría capacidad para cuatro aulas más en el futuro, es decir, dos laboratorios de ciencias y dos aulas para fines generales. La nueva escuela asimismo tendría instalaciones para la administración, centro de salud, centro de medios de comunicación, servicios de alimentos, espacios para mantenimiento/apoyo y Educación Física (P.E.); campos y canchas para P.E., un centro de artes (música, arte, laboratorios exploratorios, medios de comunicación); y un centro de artes interpretativas que se compartiría con la comunidad.

La nueva Escuela Primaria Central consistiría en 28 aulas para fines generales, 11 salones para pre-kinder/kinder y cuatro aulas para educación especial. La nueva escuela también incluiría instalaciones para la administración, centro de salud, clínica comunitaria, centro de medios de comunicación, guardería, servicios de alimentos, zonas de mantenimiento/apoyo y canchas de juegos para P.E. Además, tendría un edificio para múltiples fines.

Para el proyecto se necesitaría estacionamiento. Se ha considerado una estructura subterránea para satisfacer la necesidad de estacionamiento.

Ubicación del Proyecto: El sitio del proyecto propuesto está ubicado dentro de la comunidad de City Heights en la Ciudad de San Diego, California, en el terreno actual de la Escuela Intermedia Wilson, en el #3838 de la Avenida Orange, San Diego, CA 92105

Probables Efectos Ambientales: El distrito ha determinado que se preparará un EIR para el proyecto propuesto por medio de un estudio inicial (§15063[a] Lineamientos del CEQA). Como resultado, los probables impactos ambientales que se analizarán como parte del EIR incluyen calidad del aire y gases de invernadero, recursos culturales, ruido y tráfico.

De conformidad con los lineamientos del Artículo 15082(b) del CEQA, sus comentarios sobre el alcance y contenido del análisis ambiental deberán entregarse a más tardar 30 días a partir del recibo de este aviso. El período de revisión pública es del 18 de septiembre de 2015, hasta el 19 de octubre de 2015. Sírvanse enviar sus comentarios a más tardar el 19 de octubre de 2015, directamente a:

Aaron Brownwood, Director del Proyecto
ICF International
525 B Street, Suite 1700
San Diego, CA 92101
O por medio electrónico a: aaron.brownwood@icfi.com

El distrito también tendrá una junta pública a las at 6:30 p.m. el lunes, 28 de septiembre de 2015, en el salón multiusos de la Escuela Primaria Central, #4063 Avenida Polk, San Diego 92105. La junta pública dará oportunidad de difundir la información, identificar los problemas, y discutir el alcance de la revisión que se incluirá en el EIR. Para mayores informes sobre el proyecto, contacten a Kathryn Ferrell, coordinadora ambiental/directora de proyectos al 858-627-7298.

Comment Form

**San Diego Unified School District
Central Elementary School and Wilson Middle School
Redevelopment Project
Environmental Impact Report**

**PUBLIC SCOPING MEETING
September 28, 2015, 6:30 pm**

On the lines provided below, please list the environmental issues or concerns you feel need to be addressed in the Environmental Impact Report (EIR) for the Central Elementary School and Wilson Middle School Redevelopment Project. Please be as specific and detailed as possible. If necessary, please attach additional pages. Once completed, please submit your written comments to: Aaron Brownwood, ICF International, 525 B Street, Suite 1700, San Diego, CA 92101, 858-444-3908, fax: 844-545-2301, email: Aaron.Brownwood@icfi.com. Your comments must be postmarked by **October 19, 2015**. (please print legibly)

Please see attached, including a historic photo

Submitted by (please print legibly):

Name: The El Cajon Boulevard Business Improvement Association	Agency/business/group name (if applicable): The El Cajon Boulevard Business Improvement Association
Address: 3727 El Cajon Blvd.	Phone number: 619-283-3608
City/state/zip: San Diego, CA 92105	Date: 10/15/15

Central Elementary School and Wilson Middle School Redevelopment Project

Response to scope and content of the environmental analysis

Cultural Resources

The General Plan and Mid-City Communities Plan acknowledge a substantial shortfall in public facilities, parks in particular. In that light:

- The combined site is less than the Districts Ed Specs suggest. How is this justified when there is property on the block that is not being taken? How will this be mitigated?
- The joint use active play area is smaller than what currently exists. How is this justified, and mitigated?
- The School is named after Woodrow Wilson, the 28th President of the United States. How is this being visibly acknowledged?
- The Mid-City Communities Plan encourages leveraging public/private investment. The proposed school will be adjacent to a developing urban node. How will shared parking, public access and limited commercial activity be accomplished in response to that goal?

Traffic

The school is adjacent to a major street, in a location seeing the early stages of private sector revitalization, following a serious investment by the City, SANDAG, and MTS in transportation improvements over the last 20 years. The Mid-City Communities Plan strongly discourages curb cuts on the Boulevard, and encourages a pedestrian friendly environment, where pedestrians can feel protected from unsafe interactions with motorists. In that light:

- Traffic circulation, signalization, protected medians, turn pockets, on and off street parking, queue lines, access points and turning movements need to be fully integrated with any change in the configuration of the site, and done in consultation with affected businesses. How will that be accomplished?
- What can be done to improve the pedestrian experience that currently exists?
- Street life is evolving along the Boulevard. A major change like the school reconstruction should enhance the prospects for improved pedestrian and non-motorized interaction. How will public uses such as civic gathering places, pop up markets, seating, and shade improvements be integrated into the new facility?

